048.A	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	595,100	/	595,100
USE VALUE:	595,100	/	595,100
ASSESSED:	595,100	/	595,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	CLARKE MARGARET L
Owner 2:	
Owner 3:	
Street 1:	15 MYSTIC LAKE DRIVE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REULAND JAMES M & MARGARET L -
Owner 2:	-
Street 1:	15 MYSTIC LAKE DRIVE UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 1271 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	592,100	3,000		595,100
Total Card	0.000	592,100	3,000		595,100
Total Parcel	0.000	592,100	3,000		595,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.21 | /Parcel: 468.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 260081

GIS Ref

GIS Ref

Insp Date 07/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 048.A-0001-0001.0

!14906!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	592,100	3000	.		595,100		Year end	12/23/2021
2021	102	FV	575,000	3000	.		578,000		Year End Roll	12/10/2020
2020	102	FV	566,400	3000	.		569,400	569,400	Year End Roll	12/18/2019
2019	102	FV	558,700	3000	.		561,700	561,700	Year End Roll	1/3/2019
2018	102	FV	494,200	3000	.		497,200	497,200	Year End Roll	12/20/2017
2017	102	FV	450,600	3000	.		453,600	453,600	Year End Roll	1/3/2017
2016	102	FV	450,600	3000	.		453,600	453,600	Year End	1/4/2016
2015	102	FV	409,600	3000	.		412,600	412,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:50:08

LAST REV

Date	Time
07/16/18	15:05:27
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REULAND JAMES M	140-88		6/27/2016		551,000	No	No		
SYED ADIL A & P	114-39		12/13/2010		387,000	No	No		
CELLUCCI DANIEL	82-84		2/26/2004		415,000	No	No		

USER DEFINED

Prior Id # 1:	33895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2012	1471	Redo Bat	24,010	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	Measured	DGM	D Mann
3/13/2017	SQ Returned	MM	Mary M
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/29/2005	External Ins	BR	B Rossignol
3/7/2000	Measured	197	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo				Sq. Ft.	Site		0	0.	0.00	7641																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.01959801
Adj $ / SQ:	419.819
Other Features:	69900
Grade Factor:	1.21
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620690
Depreciation:	28552
Depreciated Total:	592138

COMMENTS

VIEW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2003

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	431.78
Special Features:	0	Val/Su Net:	465.85
Final Total:	592100	Val/Su SzAd	465.85

SKETCH

Undisplayed Areas:
GLA: 1271

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,271	419.820	533,591

Net Sketched Area:	1,271			Total:	533,591
Size Ad	1271	Gross Area	1271	FinArea	1271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

048.A-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X11	A	GD	1915	35.66	T	30	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000